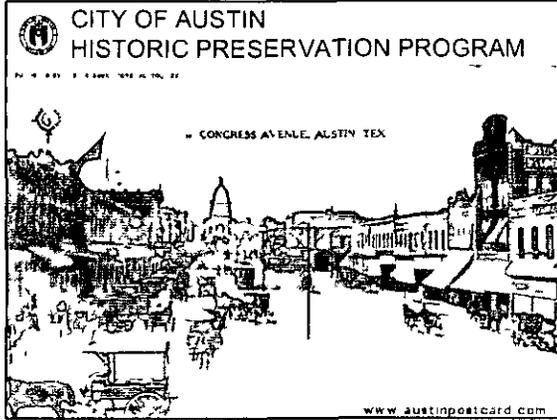
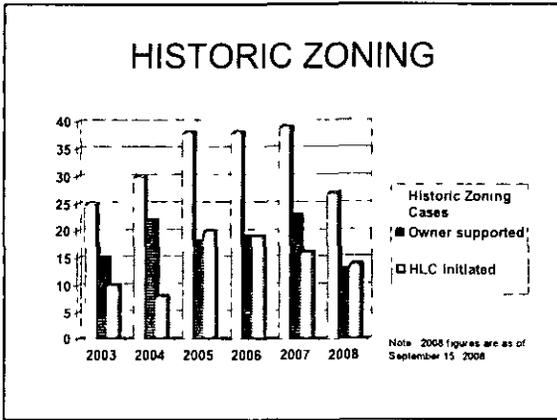


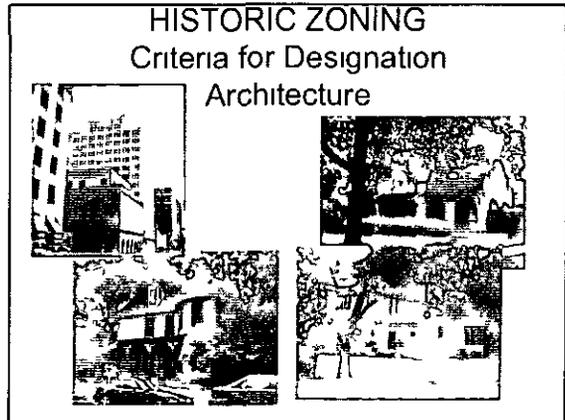
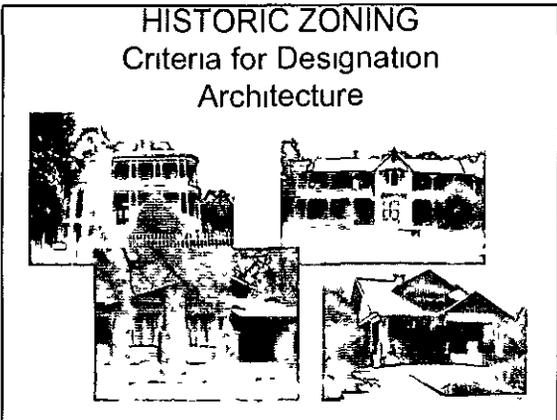
Late Backup

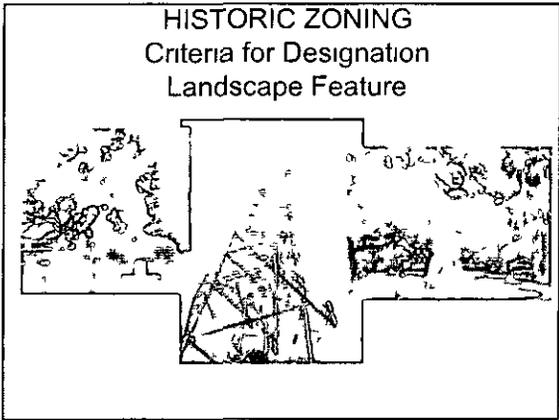
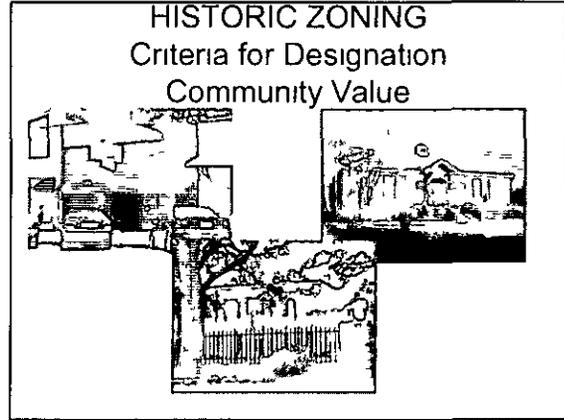
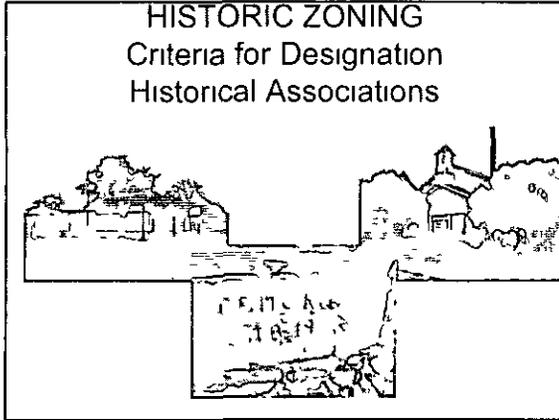


- ### City of Austin Historic Preservation Program
- Historic Zoning Cases
 - Certificates of Appropriateness
 - Historic Districts
 - Demolition and Relocation Permits
 - Annual Inspections and Property Owner Support
 - Workshops and Neighborhood Support
 - Surveys and Research
 - Commission and Council Support
 - Preservation Planning
 - Implementation of Task Force Recommendations



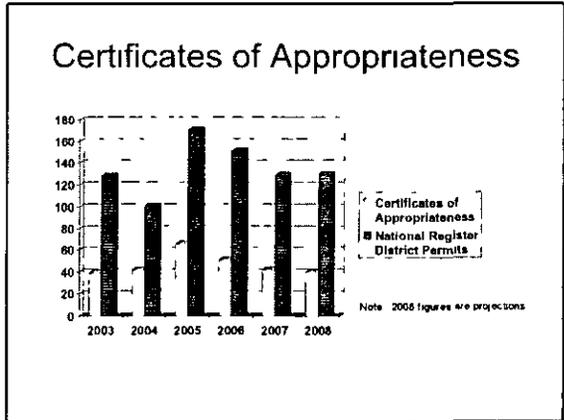
- ### HISTORIC ZONING Criteria for Designation
- At least 50 years old
 - Maintain historic appearance
 - Significance in
 - Architecture
 - Historical Associations
 - Archeology
 - Community Value
 - Landscape Feature





- ### HISTORIC ZONING Benefits of Designation
- Recognition as an important historical site
 - Educational benefits
 - Heritage Tourism
 - Property Tax Exemption for Preservation

- ### Certificates of Appropriateness
- Historic Landmarks
 - Contributing properties within Local Historic Districts
 - Additions, site changes, restorations



Historic Preservation Program Certificates of Appropriateness

- Historic Landmark Commission applies Secretary of the Interior's Standards for Historic Preservation Projects
 - Retain historic fabric – repair rather than replace
 - Maintain historic appearance and integrity
 - Additions should not compromise the historic character of the building or site

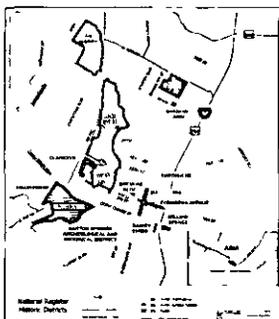
Historic Preservation Program Historic Districts

- National Register Historic Districts
14 districts – over 2,000 properties

Sanford Devlin Jones, Trust

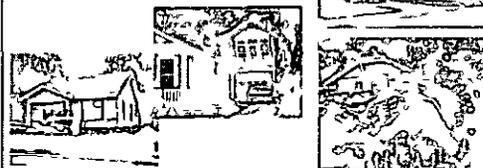


Historic Districts

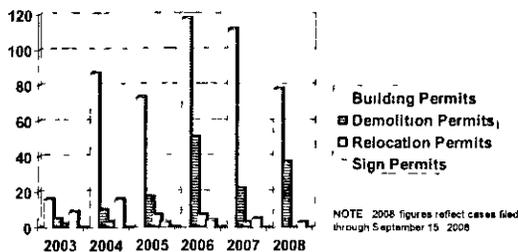


Historic Districts

- Building permits
- Demolition permits
- Relocation permits



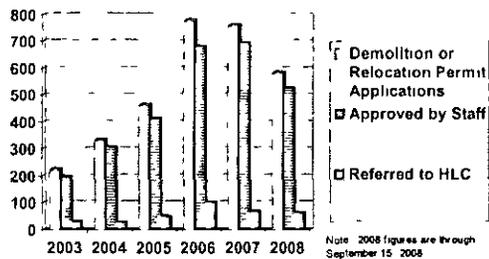
National Register District Permits



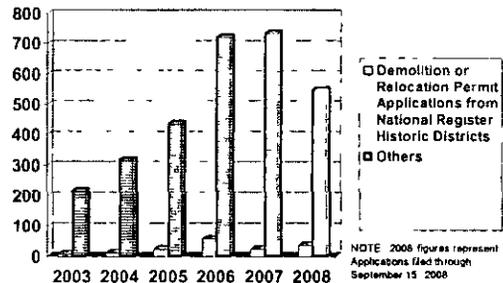
Demolition and Relocation permits

- Review every application for a total demolition or relocation
- Review every application for partial demolition or relocation within historic districts
- Review applications for partial demolition of structures over 50 years old
- Research historical significance
- Administrative approval or refer to the HLC

Demolition and Relocation Permits



Demolition and Relocation Permits



Workshops and Neighborhood Support

- Heritage Society of Austin
- Austin History Center Association
- Neighborhood workshops

Surveys and Research

- Inventories of historic structures
- Neighborhood surveys
- Research
- Website development
- Information for city departments, property owners, property buyers, neighborhood groups

Commission and Council Support

- Historic Landmark Commission
- Planning Commission
- Zoning and Platting Commission
- Downtown Commission
- Building and Standards Commission
- Residential Design and Compatibility Commission
- City Council

Preservation Planning

- Ongoing surveys and research efforts
- City historic preservation plan
- Develop new incentives for preservation and rehabilitation

Task Force Recommendations

- Creation of Local Historic Districts
- Requirement of Super-Majority for Recommendations for Historic Zoning in Owner-Opposition Cases
- Administrative Approval of Certain Cases



Questions?

Steve Sadowsky Historic Preservation Officer 974-6454
Susan Villarreal Historic Preservation Planner 974-3524
Lei Lonnie LaBonte Administrative Assistant, 974-2890

STANDARDS FOR REVIEW OF APPLICATIONS
FOR CERTIFICATES OF APPROPRIATENESS

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Clean the surface of structures with the gentlest means possible. Do not undertake sandblasting and other cleaning methods that will damage the historic building materials.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruct part or all of a property only when it is essential to reproduce a significant missing feature in a historic district or scene, and
 - a The reconstruction is essential for understanding the value of a historic district,
 - b Documentation exists to ensure an accurate reproduction of the original, and
 - c A contemporary design solution is not acceptable

- Make every reasonable effort to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use the property for its originally-intended purpose